Karen Johnson Davidson County
Batch# 1299728 DEEDQC
07/18/2025 11:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250718-0056763

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 18th day of July, 2025.

Notary Public

My commission expires: 01/30/2029

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD., SUITE 200
GALLATIN, TN 37066

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Areli Rivas	**NEW OWNER**	**14913001300**
712 Reeves Rd.		
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Juan Jose Rivas, married,** "GRANTOR", by these presents, does hereby quitclaim and convey unto **Areli Rivas,** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee,** to-wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the plan of Resubdivision of Lots 142-145, Section 2, Debra Heights, a plat of which is of record in Book 3842, page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made.

Being the same property conveyed to Juan Jose Rivas by Warranty Deed dated March 31, 2011, from Michael S. Bligh, Trustee of the Guzman Revocable Living Trust of record in Instrument No. 20110405-0026103, Register's Office for Davidson County, Tennessee. Mary Arlene Herrera, spouse of Juan Jose Rivas, joins in this conveyance to convey any interest she may have in subject property, whether marital or otherwise.

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This is improved property commonly known as 712 Reeves Rd., Antioch, TN 37013.

WITNESS my/our hands this 16 day of July, 2025.

Juan Jose Rivas D.
Juan Jose Rivas

MARY ARLENE HERRERA C.
Mary Arlene Herrera

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Juan Jose Rivas and Mary Arlene Herrera,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this, the 16 day of July, 2025.

My commission expires: 3/3/26

NOTARY PUBLIC

CHINA HENDRIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/16/25 (date of document).

Jennifer Russell
Affiant Signature

7/18/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 18th day of July 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

